

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1490 PAGE 827

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

FILED
DEC 16 2 08 PM '79
DONNIE S. TANKERSLEY
CLERK

YLLIS R. GOAD
(hereinafter referred to as Mortgagor) and (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
NINE THOUSAND AND 00/100----- Dollars (\$ 9,000.00) due and payable

IN 120 EQUAL MONTHLY INSTALLMENTS OF \$118.94 EACH:
FIRST PAYMENT TO BE DUE JANUARY 5, 1980
AND CONTINUING THEREAFTER ON THE SAME DAY OF EACH MONTH UNTIL PAID IN FULL;

with interest thereon from date at the rate of TEN per centum per annum, to be paid: MONTHLY

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, in Oaklawn Township, containing 9.09 acres, more or less, and being known and designated as Tract No. 10 of property of Julian Hopkins by Bakkum-Deloach & Associates, dated August 5, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6-C at page 83, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Fork Shoals Road, joint front corner of tracts 10 and 9 of the property now or formerly of Julian Hopkins, and running thence along the line of Tract 9 of said property, S. 87-43 E., crossing the easement of Duke Power Company, 1696.42 feet to a point in the line of property of J. Drayton Hopkins, which point is also the rear corner of Tracts 9 and 10 of said property; thence turning and running along the line of property now or formerly of J. Drayton Hopkins, S. 41-11 W., 254.67 feet to an iron pin in the line of said J. Drayton Hopkins property, joint rear corner of tracts 10 and 11 of said property; thence turning and running along the line of Tract 11 of said property, S. 88-28 W., crossing the easement of Duke Power Company, 1519.86 feet to an iron pin on the east side of Fork Shoals Road, joint front corner of Tracts 10 and 11 of said property; thence along the east side of Fork Shoals Road, N. 1-32 W., 300 feet to an iron pin on the east side of Fork Shoals Road, the beginning corner.

The above described property is subject to an easement of Duke Power Company dated October 19, 1957 and recorded in the Office of the RMC for Greenville County in Deed Book 586 at page 480.

This is the same property conveyed to the mortgagor by deed of George I. Wike, Jr. and Paul E. Proffitt, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP \$ 03.50

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber, the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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